

CITY OF GLOUCESTER
PLANNING BOARD

August 1, 2019

6:00 P.M.

Kyrouz Auditorium - 9 Dale Ave, Gloucester
Richard Noonan, Chair

Present Members: Rick Noonan (Chair), Henry McCarl, Jonathan Pratt, Beverly Bookin, Jane Remsen, Doug Cook, Sean Henry

Absent Members: None

Staff: Gregg Cademartori, Planning Director, Greg Jones, Staff Planner

Others Present: Ronald Camille (30 Clearview Ave.), Joel Favazza (Seaside Legal Solutions, P.C.), Attorney Michael Faherty, Roger Hybels (24 Wolf Hill Way), Christie Powell (16 & 20 Wolf Hill Way), William Lanigan Jr. (16 Wolf Hill Way), Thomas Bubier (12 Wolf Hill Way), Michael Onorato (17 Wolf Hill Way)

I. BUSINESS

- 1. Call to Order** – Chair R. Noonan called the meeting of the Gloucester Planning Board to Order at 6:12PM.
- 2. Planning Board & Staff Introduction** – Chair R. Noonan introduced present Planning Board members and City Planning staff.
- 3. Public Comment** – There was no Public Comment.

II. CONTINUED PUBLIC HEARINGS

1. Form A Application

Application submitted by 13 Esperanto LLC (Ronald Camille et al), 123 Esperanto Avenue and 26, 28 and 30 Clearview Avenues to adjust lot lines (Map 220/118,119 and Map 213/18, 19).

Ronald Camille approached the Board to provide a description of the proposed project. R. Camille stated that the purpose of the project is to divide a recently purchased 0.58 acre parcel located at 13 Esperanto Avenue (Map 213, Lot 19) into three (3) portions and add said portions to three existing lots of record. Camille noted that part of the reason for the conveyance is to rectify an access easement which exists between Lots 1 and 2.

The following land conveyance details were presented as follows:

Lot 1 - 30 Clearview Avenue (213/18) – To have 4,648 SF taken from 13 Esperanto Avenue (213/19) - New land area = 33,965 SF

Lot 2 - 28 Clearview Avenue (220/119) – To have 10,512 SF taken from 13 Esperanto Avenue (213/19) - New land area = 20,046 SF

Lot 3 - 26 Clearview Avenue (220/118) – To have 10,017 SF taken from 13 Esperanto Avenue (213/19) – New land area = 20,008 SF

Planning Director Gregg Cademartori noted that the plan has been reviewed by planning staff, and aside from some minor notations to the Mylar, the Form A Application was found to be complete. No other comments were made by Staff.

Motion: J. Pratt moved to accept the applicant’s Form A Application as submitted. H. McCarl Seconded the motion, which passed unanimously with a vote of seven (7) in favor to zero (0) against.

2. Definitive Subdivision Review

Form C application submitted by Seaside Legal Solutions for William Friend to consider a four (4) lot definitive subdivision at 12R, 57 and 59 **Wolf Hill Way** (Map 88. Lots 22, 23, 24 and 25).

Joel Favazza (Seaside Legal Solutions, P.C.) approached the Board to present updated engineering plans which the project team has provided for the offsite improvements required as part of the Definitive Subdivision.

Mr. Favazza explained that after several meetings before the Board, and versions of the plan for this project, the Board and City staff have since worked with the project team to address concerns regarding the proposed roadway width, vegetation removal, grading issues related to stormwater and site conditions, as well as concerns for residential and emergency service access during and after construction.

Mr. Favazza informed the Board, and members of the Public, that after discussions with City Public Safety and Community Development staff, the Project Team has designed Wolf Hill Way to be constructed with a pavement width of fourteen (14) feet, with two (2) foot shoulders on either side. Mr. Favazza opined that this expansion in width will provide adequate space for emergency vehicles and ultimately improve safety for residents. Mr. Favazza noted that several trees along the roadway will require removal, but that many of the trees in question are unhealthy currently. Mr. Favazza informed the Board, and members of the public, that the current engineering plan for the intersection of Wolf Hill Road and Wolf Hill way may require alterations at the time of construction as per the direction of City staff. Mr. Favazza stated that the Project team is amenable to this being included as a condition of approval.

G. Cademartori addressed the Board, and noted that since the last time this plan was before the Board, it has been continued several times pending the completion of off-site improvement planning and coordination with City staff. Since this time, the Project Team has worked with Public Safety to improve access, address equipment operations and potential site challenges which may arise during construction, and plan for the timing of associated improvements.

Chair R. Noonan opened up the hearing for public comment in favor of the proposal. There were none.

Chair R. Noonan opened up the hearing for public comment against the proposal.

Mr. Roger Hybels (24 Wolf Hill Way) approached the Board in opposition to the project. Mr. Hybels expressed his concern with the potential for disruption in roadway access created by the project during construction. Mr. Hybel expressed concerns for the potential future development of the parcel located at 22 Wolf Way (Map 88, Lot 18).

Ms. Christy Powell (20 Wolf Hill Way) approached the Board in opposition to the project. Ms. Powell expressed concerns with potential disruption during construction for access, as well as concerns for the safety of residents in the project area. Ms. Powell questioned if there were any protection safeguards for residents should damage to surrounding buildings occur during construction.

Mr. William Lanigan Jr. (16 Wolf Hill Way) approached the Board in opposition to the project. Mr. Lanigan expressed concerns for the amount of additional traffic congestion which may be generated by the project during and after completion, and opined that the roadway cannot support the additional traffic. Mr. Lanigan stated that access for public safety personnel is inadequate, and expressed concern with the proximate floodplain associated with the Annisquam River. Mr. Lanigan provided the Board with documentation (**Attachment #1**), including several Maps obtained through the City's online mapping program, to provide further detail to the Board, and to inquire about potential future uses of land in proximity to the project area.

Mr. Thomas Bubier (12 Wolf Hill Way) approached the Board in opposition of the project. Mr. Bubier requested general information regarding the installation of utilities, and requested information on the process undertaken to plan for such a project.

G. Cademartori explained the City subdivision process and Planning Board Jurisdictional designation, and described the permitting processes which will be undertaken through the Inspectional Services Department once the infrastructure and baseline utility work is complete and homes ready to be built.

Mr. Michael Onorato (17 Wolf Hill Way) approached the Board in opposition of the project. Mr. Onorato expressed concern with additional traffic and access as a result of additional land being opened up to future building lots. Chair. Noonan explained that the evening's proceedings are to discuss the current project before the Board and any future projects will be handled separately as appropriate.

Attorney Michael Farherty approached the Board in response to concerns raised during Public Comment. Atty. Faherty explained that the current width of the road is undersized at just ten (10) feet in width, and opined that the additional roadway width, in association with proposed grading and stormwater controls and vegetation removal, will improve both mobility and safety for residents, as well as emergency personnel. Atty. Faherty reiterated that the Project Team is actively working with the Gloucester Fire Department and Community Development to mitigate unneeded disruption to residents during construction.

J. Favazza approached the Board to make a point of clarification; the project before the Board is for a four (4) lot subdivision, associated infrastructure/utilities, and off-site improvements.

Member B. Bookin addressed the Board and members of the public regarding expressed concerns associated with this project. Ms. Bookin opined that the Project Team has put forth a plan which has been shown to be an improvement to the current conditions. Furthermore, Ms. Bookin stated that she feels additional traffic as a result of this project will be negligible, but that obstructing residential access during construction is a real concern for residents and the Board alike.

Ms. Bookin stated that it should be understood that certain site conditions and construction processes will likely result in some residential driveways being temporarily inaccessible. J. Favazza stated that the Project Team would be amenable to requiring notification to residents prior to such a situation as a condition of the project's approval. Ms. Bookin asked for clarification from the Project Team as to the process for repairing any damage to the roadway prior to permit work. J. Favazza stated that the Project Team is willing to stipulate as a condition of approval, that any damage which may occur to the roadway during construction will be mitigated, and a top coat of pavement will be installed prior to any home construction.

J. Remsen addressed the Board, and members of the Public by stating that she believes the Project Team has done their due diligence with regard to following City Rules and Regulations for this subdivision. Ms. Remsen opined that the Project Team has shown the project to be in compliance, and has demonstrated a willingness and ability to mitigate any potential issue which may arise during construction.

G. Cademartori stated, in the opinion of the Planning Department, the Project Team has demonstrated a practical approach to the subdivision and associated improvements, and satisfied the Department's requirements for completeness etc. Additionally, Mr. Cademartori endorsed the conditions stipulated by the Board for the Project Team and will be following up with staff and members prior to the project's pre-construction meeting.

J. Pratt made a motion to conditionally approve the Form C application submitted by Seaside Legal Solutions for William Friend for a four (4) lot subdivision at 12R, 57 and 59 Wolf Hill Way (Map 88, Lots 22, 23, 24 and 25). B. Bookin Seconded the motion which passed unanimously with a vote of seven (7) in favor to zero (0) against.

III. OTHER BUSINESS

1. Housing Production Plan – Update

G. Cademartori addressed the Board to provide a brief update on work progress regarding the City of Gloucester Housing Production Plan, and to provide documentation for the Board's review in preparation for Future Public Hearing(s).

Mr. Cademartori presented the Board with the June 12, 2019 "Draft Zoning Amendments (v4)" document generated for the City in consultation with the Barrett Planning Group, LLC. This submission includes proposed provisions for the inclusion of an Accessory Dwelling Unit

(ADU) Definition proposed to be housed in City Zoning Ordinance Section VI (Definitions), as well as general procedural requirements for ADUs.

In addition, Mr. Cademartori provided the Board with associated draft use tables, provided by the Barrett Planning Group, for Two-Family Dwellings and Three-Family Dwellings for review and discussion.

2. Meeting Minutes of July 18, 2019

The City of Gloucester Planning Board meeting minutes of July 18, 2019 were reviewed by the Board. Planning staffers were provided with minor grammatical updates.

H. McCarl made a motion to approve the City of Gloucester’s Planning Board Meeting Minutes of Jul 18, 2019 as amended. The motion was seconded by B. Bookin which passed unanimously with a vote of six (6) in favor with one (1) abstention.

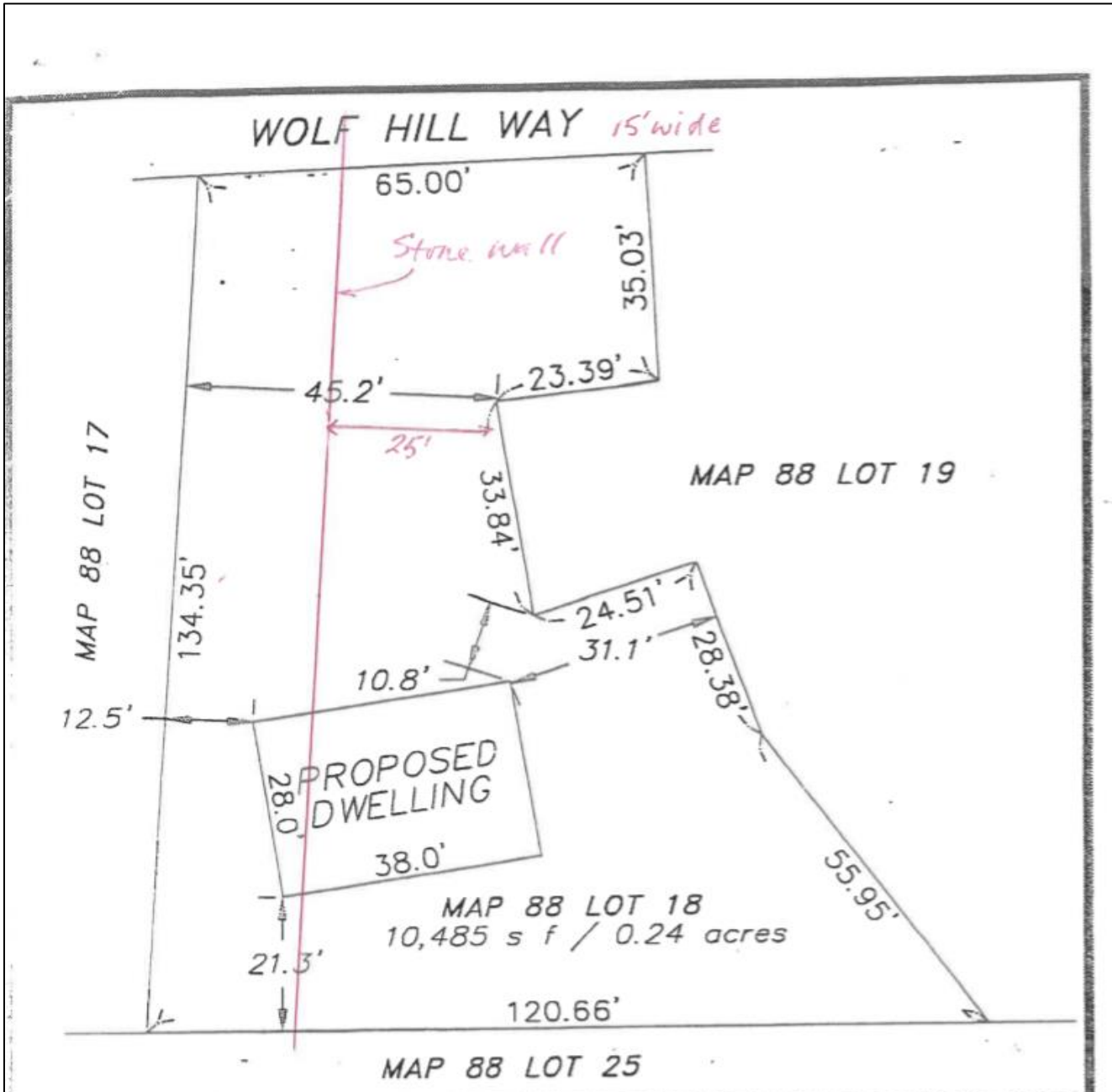
3. Next Meeting of the City of Gloucester Planning Board

City Planning Director G. Cademartori inquired to members as to when the most appropriate date/time would be for the Board’s next meeting. After a brief discussion it was decided that the next Regular Meeting of the Board will be held on August, 22, 2019 at 5:30 PM in the Kyrouz Auditorium at City Hall.

IV. ADJOURNMENT

H. McCarl made a motion to adjourn the August 1, 2019 City of Gloucester Planning Board meeting at 7:37 PM. The motion was seconded by J. Pratt which passed unanimously with a vote of seven (7) in favor to zero (0) against.

ATTACHMENT #1



STRUCTURE LOCATION PLAN

CLIENT: WILLIAM LANIGAN
 LOCATION: GLoucester, MA
 SCALE: 1"=20' DATE: 9-7-99



COUNTY LAND SURVEYS, INC.
 Professional Land Surveyors * PO Box 543, Gloucester, MA 01931-0543 * (978) 282-0443

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City of Gloucester, MA
Property

WOLF HILL WY

Google Directions (<https://maps.google.com/directions>)

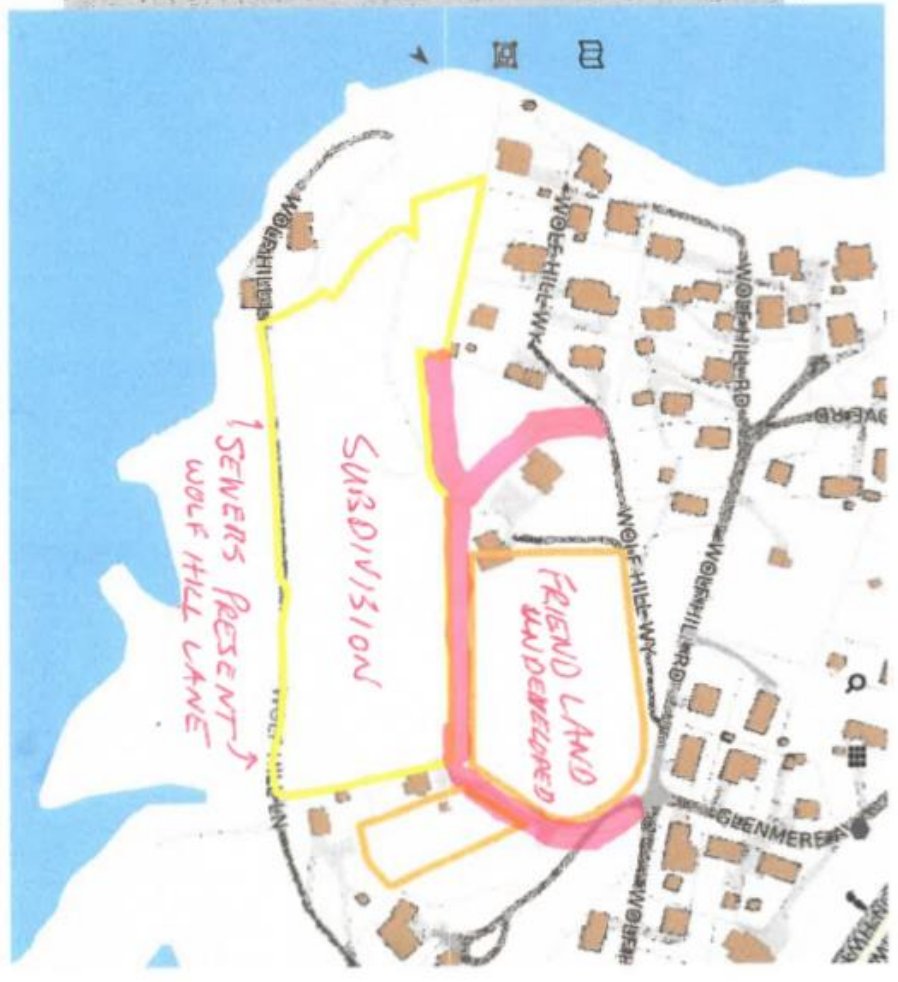
View Details (/datasets/properties/88-25)

City of Gloucester (<http://gloucester.ma.gov/>)
Property Record Card (<http://gis.vgsi.com/Gloucester/PropertyRecordCard.aspx?pid=4983>)

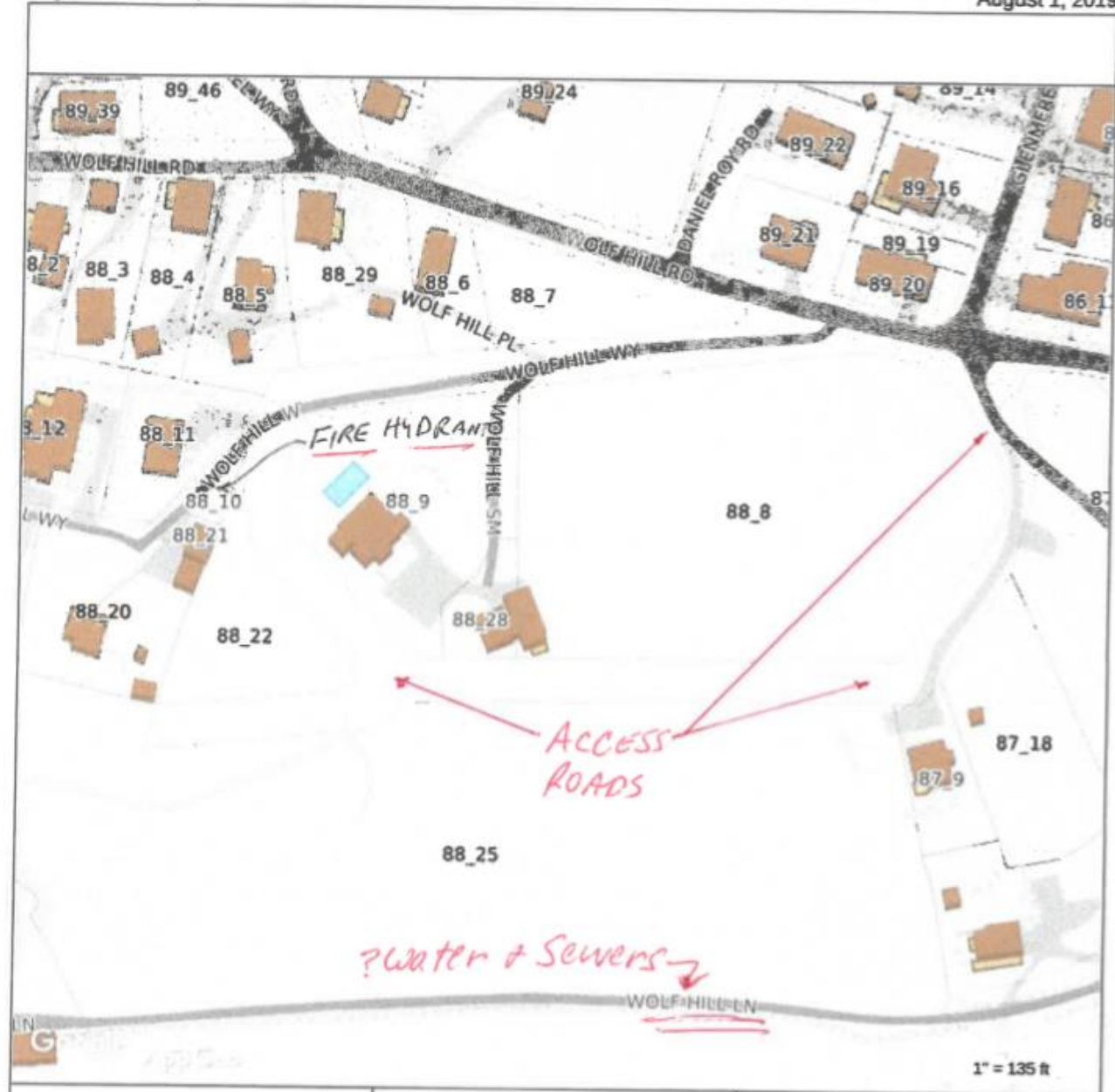
Google Maps Link
(<https://www.google.com/maps/@42.62145574>)

Property	WOLF HILL WY
Address	WOLF HILL WY
ID	88-25
Stories	0
Residential Area	0 sq ft
Year Built	0

Ownership	STROHM JUDITH F & FRIEND WILLI C/O WM S FRIEND
Name	STROHM JUDITH F & FRIEND WILLI C/O WM S FRIEND
Address	50 NORWOOD HTS GLOUCESTER, MA 01930



- OUTLINES ROADS GOING BACK 100+ YEARS
 ? WHY NOT USE UNDEVELOPED LAND?
 (<https://www.google.com/maps/@42.622114,-71.0388842,71a,35t/data=!3m1!1e3!1s0x896300000000000000:0x896300000000000000>)
 (<http://www.mapgeo.io>)
 200 ft
 Map data ©2019



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Gloucester, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/01/2018
Data updated 07/01/2018